042.0	0001	0008.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	922,100 / 922,100
					USE VALUE:	922,100 / 922,100
					ASSESSED:	922,100 / 922,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CURRAN MICHAEL P & CYNTHIA	
Owner 2:		
Owner 3:		
Street 1:	71 FRANKLIN STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,686 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Aluminum Exterior and 2076 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6686.000	425,600		496,500	922,100
Total Card	0.153	425,600		496,500	922,100
Total Parcel	0.153	425,600		496,500	922,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.17 | /Parcel: 444.1

Legal Description

User Acct 28847

GIS Ref

GIS Ref

Insp Date 11/10/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 042.0-0001-0008.A

!3514!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	425,600	0	6,686.	496,500	922,100	922,100	Year End Roll	12/18/2019
2019	104	FV	332,200	0	6,686.	527,500	859,700	859,700	Year End Roll	1/3/2019
2018	104	FV	332,200	0	6,686.	384,800	717,000	717,000	Year End Roll	12/20/2017
2017	104	FV	311,400	0	6,686.	335,100	646,500	646,500	Year End Roll	1/3/2017
2016	104	FV	311,400	0	6,686.	285,500	596,900	596,900	Year End	1/4/2016
2015	104	FV	277,300	0	6,686.	279,300	556,600	556,600	Year End Roll	12/11/2014
2014	104	FV	277,300	0	6,686.	229,600	506,900	506,900	Year End Roll	12/16/2013
2013	104	FV	288,600	0	6,686.	218,400	507,000	507,000		12/13/2012

PRINT

Date	Time
12/10/20	18:44:46

LAST REV

Date	Time
04/09/19	14:10:14

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3514

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCLAUGHLIN ROBE	24948-453		10/26/1994		175,000	No	No		Y

USER DEFINED

Prior Id # 1:	28847
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/16/2009	Measured	372	PATRIOT
3/1/2000	Measured	268	PATRIOT
8/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6686		Sq. Ft.	Site		0	80.	0.93	1									496,465						496,500	

Total AC/HA: 0.15349 | Total SF/SM: 6686 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 496,465 | Spl Credit | Total: 496,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.21818185
Const Adj.:	0.98990101
Adj $ / SQ:	205.000
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	578216
Depreciation:	152649
Depreciated Total:	425567

COMMENTS

WIP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	2	HB	

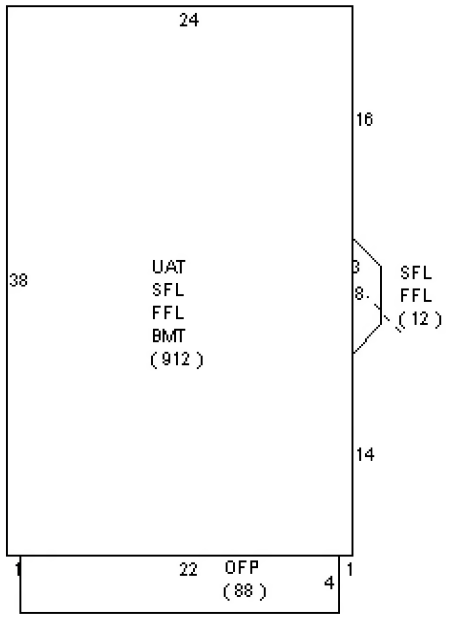
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	4	1	
Totals			
2	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	205.00
Special Features:	0	Val/Su Net:	138.36
Final Total:	425600	Val/Su SzAd	230.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	924	205.000	189,420
SFL	Second Floor	924	205.000	189,420
BMT	Basement	912	61.500	56,088
UAT	Upper Attic	228	143.500	32,718
OFP	Open Porch	88	34.890	3,071

Net Sketched Area:	3,076	Total:	470,717
Size Ad	1848	Gross Are	3760	FinArea	2076
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.0-0001-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X15	A	AV	1999	0.00	T	16	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	